



151 Trysull Road, Wolverhampton, WV3 7JG

BERRIMAN
EATON

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This is a detached bungalow occupying a generous plot with a large driveway affording off road parking for multiple vehicles, single garage and beautifully presented and well established rear garden. The internal accommodation briefly comprises entrance hall, two double bedrooms, living room, fitted kitchen, bathroom and rear lobby with outbuilding storage. The property benefits from central heating and double glazing.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

Trysull Road is a highly regarded residential address and the house stands within easy reach of the wide ranging local facilities provided by Merry Hill itself. The further, more extensive amenities afforded by Finchfield, Compton, Tettenhall and the City Centre are all within easy traveling distance and the area is well served by schooling in both sectors.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL is accessed through a wooden door with glazed insert panels and has a wooden floor and radiator. The LIVING ROOM has double glazed windows to the front and side elevations, gas fire with surround and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, inset single oven with 4 ring gas hob, plumbing for the washing machine, loft access, double glazed window to the rear and side and UPVC double glazed door to the LOBBY. The rear lobby has double glazed window and door into the rear garden, tiled floor and access to the outbuildings, one is ideal for storage, the other has plumbing and space for a washing machine and shelving. From the Kitchen there is a storage cupboard which houses the wall mounted central heating boiler. The BATHROOM has a suite which comprises a bath, separate shower cubicle, vanity wash hand basin which incorporates the low level WC, radiator, double glazed opaque window to the side elevation and tiled floor.

DOUBLE BEDROOM 1 has double glazed windows to the front and side elevation and radiator.
DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator.

OUTSIDE

The property occupies a generous plot behind a boundary wall with a large frontage with gravel foregarden and tarmac driveway affording off road parking and access to the garage. The GARAGE has an elevating door double glazed window to the side elevation and door into the rear garden. Please note that the garage has an asbestos roof which appears to be in good order but needs specialist attention if you decide to remove it. The REAR GARDEN is extremely well tended and mature with a full width paved patio area, shaped planting borders, lawn, sleepers borders, rose garden, hardstanding for a shed and fenced boundary.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low

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Offers In The Region Of
£295,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



151 Trysull Road Wolverhampton



Ground Floor

HOUSE: 80.0sq.m. 861sq.ft.
GARAGE: 17.5sq.m. 189sq.ft.
TOTAL: 97.5sq.m. 1050sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

